

NOTICE OF LAND USE CODE INTERIM STREET ACTIVATION AMENDMENTS AND DETERMINATION OF NON-SIGNIFICANCE

Pursuant to SMC 25.05.340 and WAC 197-11-340

The Seattle Department of Construction and Inspections (SDCI) is proposing a non-project action to update provisions of the Land Use Code, on an interim basis, to encourage filling of vacant storefronts in existing buildings within portions of the Downtown, Uptown, and South Lake Union Urban Centers.

Amendments in the proposal include:

1. Broaden the uses allowed along sidewalks of certain streets with required street-level uses, to newly include: offices, research and development laboratories, community centers and a variety of other institutional uses, medical offices, food processing/craft work, art installations, horticultural uses, non-household sales and services; and any similar use or activity determined by the SDCI Director to attract and increase pedestrian activity or increase the variety of goods and services available.
2. Greater flexibility in the space filled by street-level uses, by reducing the minimum depth requirement for street to 8 feet, from the existing minimum 15- or 30-foot depth requirement.
3. Encourage occupancy of spaces on the first two floors of buildings, by providing relief from use and interior space design restrictions: enabling and exempting floor area on mezzanines and second floors of existing buildings for the proposed broader variety of uses included in this proposal.

The proposal would allow businesses established under this proposed legislation to remain after the interim code amendments expire three years after their adoption. The proposal would apply to most areas in the Downtown Urban Center that have street-level use restrictions (except Pioneer Square, Chinatown/International District, Pike Place Market Historical District, and selected other streets as mapped in the proposed amendments), and in selected portions of the South Lake Union and Uptown Urban Center, including portions of Westlake Avenue N and Valley Street in South Lake Union Urban Center, and portions of 5th Avenue N and Mercer Street in Uptown Urban Center. See the attached maps.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding this DNS or potential environmental impacts may be submitted through January 25, 2024. Comments may be sent to:

City of Seattle, SDCI
Attn: Gordon Clowers
P.O. Box 94788
Seattle, WA 98124-7088
gordon.clowers@seattle.gov

HOW TO APPEAL

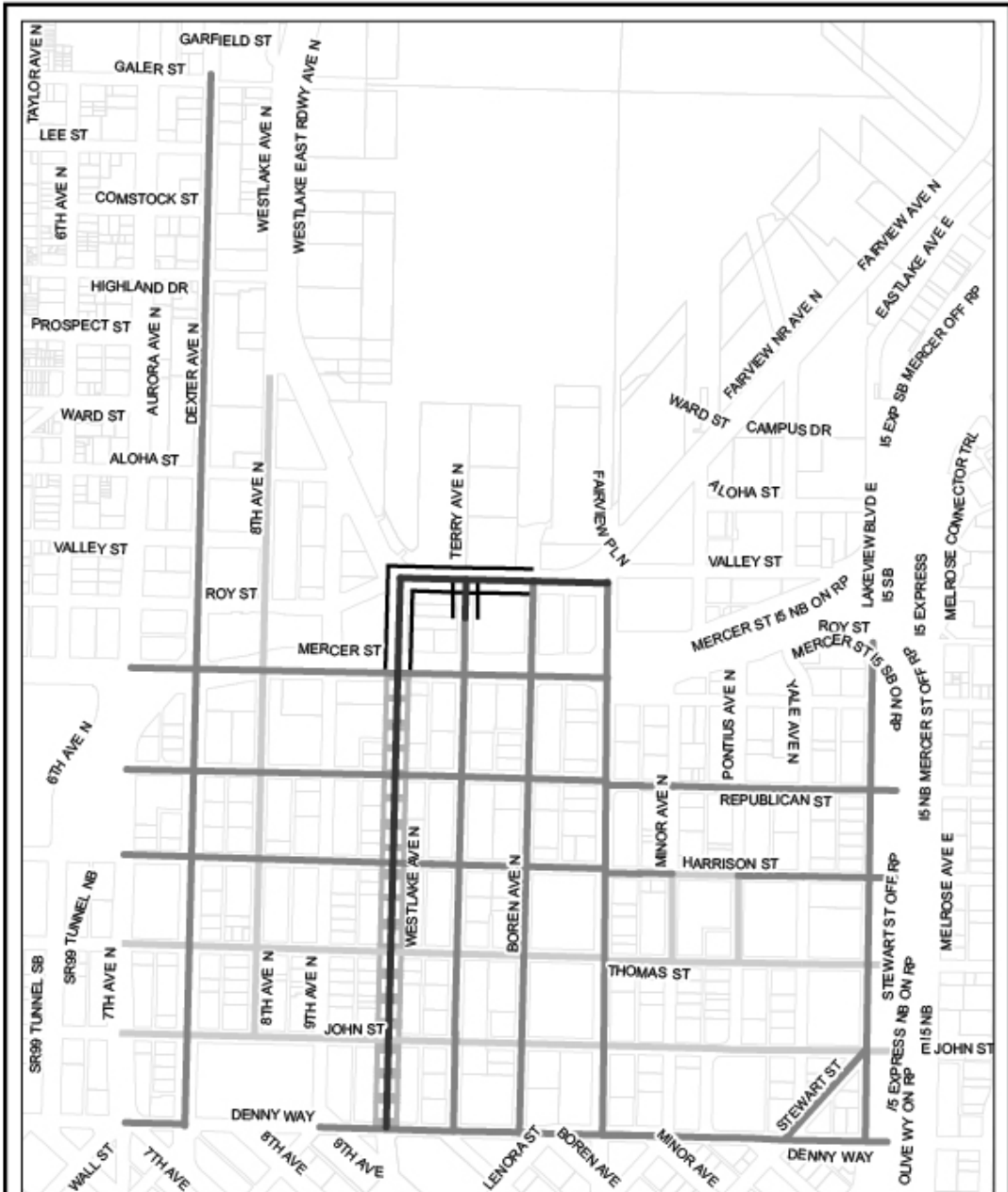
Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m., February 1, 2024. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

City of Seattle
Hearing Examiner
PO Box 94729
Seattle WA 98124-4729

INFORMATION AVAILABLE

Copies of the DNS and the proposal may be obtained online at [Changes to Code - SDCI | seattle.gov](#).

Questions about the proposed amendments and the environmental determination can be directed to Gordon Clowers, SDCI Senior Planner, at gordon.clowers@seattle.gov.



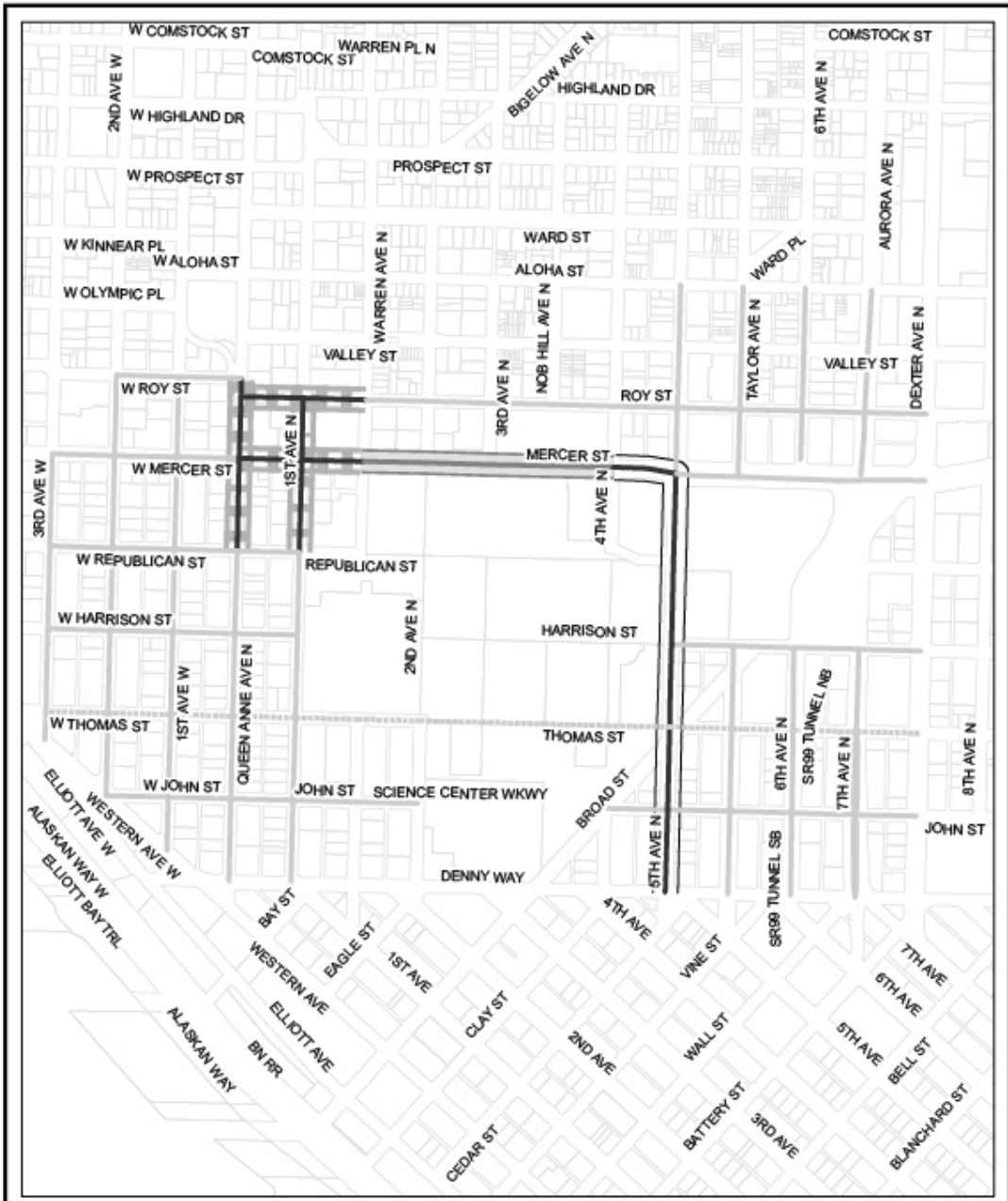
MAP A
23.48.240

Pedestrian Street Classifications in South Lake Union

-  Class I Pedestrian Streets
-  Class I Pedestrian Street; allow interim street activation uses
-  Class II Pedestrian Streets
-  Require active street level uses
-  Neighborhood Green Streets



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MAP A
23.48.740

Pedestrian Street Classifications in Uptown

- Class I Pedestrian Streets
- Class II Pedestrian Streets
- Class III Pedestrian Streets
- Neighborhood Green Streets
- Class I Pedestrian Street; allow interim street activation uses
- Class II Pedestrian Street; allow interim street activation uses
- Require active street level uses



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Street Level Uses Required



- Require active street level uses, per 23.42.041
- Allow interim street activation uses
- Special Review or Historic Districts

N

0 950 1,900
Feet

DOWNTOWN ZONING




Map 1G

Street Level Uses
Required

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Public Amenity and Other Features



- Hill Climb Assist
- - - FAR Exemption Area for locations with interim street activation uses, per 23.42.041. Excludes Pike Place Hist. District
-  FAR Exemption Area: Uses Listed in 23.49.009.A, Major Retail Store and Shopping Atrium
-  Hillside Terrace
-  Shopping Corridor



DOWNTOWN ZONING
Map 1J
 Public Amenity and
 Other Features

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